

High Carr Network Centre Newcastle under Lyme

To Let

Industrial/Warehouse Premises

1,310 - 2,633 sq ft (121.70 - 244.61 sq m)



Stoke-on-Trent - 11 miles



Pedestrian & Roller Shutter Doors



5 metre to eaves



Secure 24/7 Access



Parking on Site



5 miles from Junction 16 (M6)

High Carr Network Centre

High Carr Network Centre, Millennium Way, Newcastle under Lyme, ST5 7XE



Description

High Carr Network Centre benefits from CCTV and is a secure gated estate with 24hr access, monitored intruder alarm, communal parking facilities with 25m turning circle, 5m eaves height and 4.5m x 3m roller shutter doors on selected units.

Location

The estate is an established industrial/logistical location situated off Talke Road (A34) which is within close proximity to the A500 dual carriageway, approximately 1.3 miles, and 5 miles from Junction 16 of the M6 Motorway which provides excellent access to Manchester (40 miles) and Birmingham (52 miles).

Property owned by **Mileway**

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EPC

Energy Performance Certificate is available upon request.

Terms

The premises are available on the basis of a new full repairing and insuring lease.

VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

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Accommodation

Floor areas are as follows:

Unit	Area (sq m)	Area (sq ft)	Availability
1	121.70	1,310	
3	161.09	1,734	Available June 2022

Mileway